



FEMA

September 7, 2006

The Honorable Louis Bruni
Judge, Webb County
1000 Houston St., 3rd Floor
Laredo, TX 78040

Webb County
CID#: 481059

RE: Preliminary Digital Flood Insurance Rate Map (DFIRM) and Flood Insurance Study (FIS) Report
for Webb County, Texas and Incorporated Areas

Dear Judge Bruni:

We are pleased to inform you that three Preliminary copies of the Digital Flood Insurance Rate Map (above-referenced DFIRMs), and Flood Insurance Study (FIS) report for Webb County, Texas and Incorporated Areas, dated September 7, 2006, are being mailed to Rhonda Tiffin, Director for Webb County, for review and comment. We are sending only those DFIRM panels that actually cover your community. The following is included in the package:

- Paper copies of the Preliminary DFIRMs and FIS report for the entire county.
- CD containing the Preliminary DFIRMs in digital format:
 - Preliminary DFIRMs and FIS report for the entire county in .pdf format (Adobe Acrobat is needed to read these files. This software may be downloaded from the following website free of charge: www.adobe.com)
 - Preliminary DFIRM Database and shapefiles (ArcExplorer or ArcMap needed to view these files. ArcExplorer can be downloaded from the following website free of charge: <http://www.esri.com/software/arcexplorer>)
 - Database lookup tables or .dbf files (can be opened with Microsoft Excel)
- Floodplain Management Bulletin 1-98, *Use of Flood Insurance Study (FIS) Data As Available Data*

The Department of Homeland Security's Federal Emergency Management Agency (FEMA) has produced the Preliminary DFIRMs and FIS report in county-wide format, which means that flood hazard information for the entire geographic area of the county, including both incorporated and unincorporated areas, is enclosed. The flood hazard information presented on the Preliminary DFIRMs includes: Special Flood Hazard Areas (SFHAs), which are the areas that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood); Base Flood Elevations (BFEs); and regulatory floodways, which are the areas that must be kept free of encroachment so that the base flood can be carried without significant increases in flood levels. The new map panels are produced in the DFIRM standard panel layout that is based on the U.S. Geological Survey (USGS) 7.5-minute quadrangle map grid. The USGS grid is subdivided for production of larger scale maps. This may result in a change in the number of map panels for your community.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. We will contact you shortly to schedule a Community Coordination meeting. The purpose of the meeting will be to present the results of the study, discuss the information presented on the Preliminary DFIRM and FIS report, discuss the impact of the Preliminary DFIRM and FIS report on your community's participation in the National Flood Insurance Program (NFIP), and give your community a chance to comment or ask questions regarding the Preliminary DFIRM and FIS report and the NFIP in general. In the meantime, we encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in your community that would have an interest in the Preliminary DFIRMs and FIS report so that they will have the opportunity to review them thoroughly before the meeting.

To assist us in processing the revised FIS report and DFIRMs in a timely manner, we request that your community review the enclosed copies and submit any changes or comments within 30 days of the date of this letter. The review period provides your community and others an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names (within or adjacent to the SFHAs), bridges and stream labels, presented on the Preliminary DFIRM or in the FIS report. Any comments received during this 30-day period will be reviewed and incorporated as appropriate before final publication. Comments may be sent to the Regional Management Center (RMC) c/o Michael Baker Jr. Inc., 101 South Locust Street, Suite 300, Denton, Texas 76201.

At the end of the comment period, and after the Community Coordination meeting, we will initiate a 90-day appeal period. You will receive formal notification of the 90-day appeal period. During this time, community officials and/or interested parties may submit scientific or technical information that would serve to refute the proposed base flood elevations presented in the revised DFIRM and FIS report. Notification of this appeal period will also appear in your local newspaper.

To assist your community in maintaining the DFIRM, we have enclosed a Summary of Map Actions to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be superseded when the revised DFIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised DFIRM panels; (2) LOMCs for which results could not be shown on the revised DFIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the DFIRM; (3) LOMCs for which results have not been included on the revised DFIRM panels because the flood hazard information on which the original determinations were based are being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC. The letter will be sent to your community shortly before the effective date of the revised DFIRM and will become effective 1 day after the revised DFIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised DFIRM becomes effective.

We maintain information about map features, such as street locations and names, in or near designated flood hazard areas. Requests to revise such information in or near designated flood hazard areas may be provided during the community review period or during the statutory 90-day appeal period. Approved requests for changes will be shown on the final printed maps.

If you have any questions regarding the necessary floodplain management measures for your community or the National Flood Insurance Program in general, we urge you to contact Glen Beard in Denton, Texas, at 940-898-5170, for assistance. If you have any questions concerning mapping issues in general, please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Pagano". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping underline.

Frank Pagano
Director, Mitigation Division

Enclosures:

FIS Report

DFIRM Panels (sent under separate cover)

Disk (including DFIRM & FIS)

Preliminary Summary of Map Actions (SOMA)

Floodplain Management Bulletin 1-98, *Use of Flood Insurance Study (FIS) Data As Available Data*

cc: ✓ Rhonda Tiffin
Director, Webb County (w/enc)

Michael Howard, CFM
State of Texas NFIP Coordinator (w/enc)

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: WEBB COUNTY*

Community No.: 481059

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected by the preparation of the enclosed revised FIRM panel(s).

1. LOMRs and LOMAs Incorporated

The modifications effected by the LOMRs and LOMAs listed below have been reflected on the Preliminary copies of the revised FIRM panels. However, these LOMRs and LOMAs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		

2. LOMRs and LOMAs Not Incorporated

The modifications effected by the LOMRs and LOMAs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because of scale limitations or because the LOMR or LOMA issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMRs and LOMAs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single letter that reaffirms the validity of the previous LOMC.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
LOMR-F	03-06-2465A	09/10/2003	VILLAGE HEIGHTS SUBDIVISIONS, UNITS X AND XI	4810590650B	48479C1205C

3. LOMRs and LOMAs Superseded

The modifications effected by the LOMRs and LOMAs listed below have not been reflected on the Preliminary copies of the revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMRs and LOMAs will no longer be in effect when the revised FIRM becomes effective.

PRELIMINARY SUMMARY OF MAP ACTIONS

Community: WEBB COUNTY*

Community No.: 481059

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will Be Superseded
102	95-06-001P	03/22/1995		4

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMRs and LOMAs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. We will review the data previously submitted for the LOMR or LOMA requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Old Panel	New Panel
			NO CASES RECORDED		